



ARCHITECTURAL REVIEW COMMITTEE ACTIONS

City Hall – Study Session Room
68700 Avenida Lalo Guerrero
Cathedral City, CA 92234

Date: January 28, 2002
Study Session: 12:15 p.m.
Regular Agenda 1:00 p.m.

STUDY SESSION

- Review of the Agenda

CALL TO ORDER

ROLL CALL

- John Criste and Zel Bender – Excused 3-0

CONFIRMATION OF THE AGENDA

PUBLIC COMMENTS

During this part of the meeting the public is invited to address the Architectural Review Committee on any matter not on the Agenda. If you wish to speak on an Agenda Item, please wait to be recognized under that item. ***EXCEPT FOR SPECIAL CIRCUMSTANCES, THE BROWN ACT PROHIBITS THE ARCHITECTECTURAL REVIEW COMMITTEE OR STAFF FROM RESPONDING OR TAKING ACTION ON ANY COMMENTS MADE BY THE PUBLIC UNLESS IT PERTAINS TO AN ITEM THAT APPEARS ON THE AGENDA.*** All speakers should give their name and city of residence, and please limit your remarks to three minutes.

CONSENT AGENDA

All matters listed on the Consent Agenda are considered to be routine in nature and will be enacted by one roll call vote. There will be no separate discussion of these items, unless members of the Planning Commission, and/or a member(s) of the public request that a specific item(s) be removed from the Consent Agenda for separate discussion and/or action.

REVIEW ITEMS

1. **Conditional Use Permit 01-280, Wienerschnitzel:** Review of final landscape plans per conditions of approval for project located at southwest corner of Ramon and Desert Vista Roads.
 - Header board to separate lawn from
 - Remove Oregon Grape
 - Identify plant material in marked areas
 - Remove wheel stop on stall adjacent to handicap stall
 - Screening landscape at drive through
 - See additional notes on plan**Approved with conditions (Motion Lopez/Second O'Keefe 3-0)**
2. **Design Review 02-370, Six Kids Development:** Review of a proposal to construct a 1,750 square foot office building, located on the east side of Avenida La Vista south of Adelina Road.
 - Need to comply with Specific Plan requirements for California Spanish Architecture
 - Verify applicant has permission from landscape architect to use submitted landscape plans**Continued (Motion O'Keefe/Second Holt 2-0, Lopez Abstain)**
3. **Design Review 01-363, Date Palm Commercial Plaza:** proposed 3 shell buildings next to First Community Bank at 30-855 Date Palm - review of revised elevations and landscape plans to determine compliance with ARC's conditions of approval.
 - Add bases to columns on Buildings B & C (as done on Building B)**Approved with conditions (Motion O'Keefe/Second Holt 3-0)**

Discussion Items

4. **Design Review 01-365, Creekside Apartments:** Preliminary review of 185-unit, two-story apartment complex and park facility to be located at the west terminus of 33rd Avenue west of the Whitewater Channel. (No Action Required)

Comments:

- Consider provisions of Awahnee Principles
- Need a design more reflective of family life
- Consider providing individual yard areas
- Provide front doors towards parking areas ('eyes on the street')
- Pedestrian orientation – relationship from units to manager unit or common open space amenities, and placement of sidewalks in relationship to natural walking path
- Avoid buildings being lined up to create a wall effect – address view sheds to the mountains – scuew buildings to avoid wall effect and create courtyards
- Address massive appearance of building
- If A/C units are ground mounted, then units should be grouped together rather than lined up and placed away from sensitive rooms (bedrooms)
- Consider providing more vibrant colors
- Intersection design is good
- Look at reducing the amount of turf areas to reduce maintenance and water usage

CITY PLANNER'S REPORT

- Review of City Council and/or Planning Commission Actions
- **Community Budget meeting**

COMMITTEE MEMBER COMMENTS

- **Joint meeting with Planning Commission**

ADJOURNMENT

To the next regular meeting of the Architectural Review Committee will be held February 11, 2002, at 12:15 p.m., at the City Hall – Study Session Room, located at 68-700 Avenida Lalo Guerrero, Cathedral City, California 92234.

NOTE TO THE PUBLIC:

IN COMPLIANCE WITH THE AMERICANS WITH DISABILITY ACT, IF YOU NEED SPECIAL ASSISTANCE TO PARTICIPATE IN THIS MEETING, PLEASE CONTACT GLORIA CASEY, PLANNING SECRETARY AT (760) 770-0374. NOTIFICATION 48 HOURS PRIOR TO THE MEETING WILL ENABLE THE CITY TO MAKE REASONABLE ARRANGEMENTS TO ENSURE ACCESSIBILITY TO THIS MEETING. [28 CFR 35.104 ADA TITLE II]